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U.S. Department of State
Office of Foreign Buildings

Construction for Overseas Security

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Office of Foreign Buildings

Construction for Overseas Security

Security...

'The quality or state of being secure: freedom from danger: safety: freedom from fear or anxiety: protection: measures taken to guard against espionage or sabotage, crime, attack, or escape.'

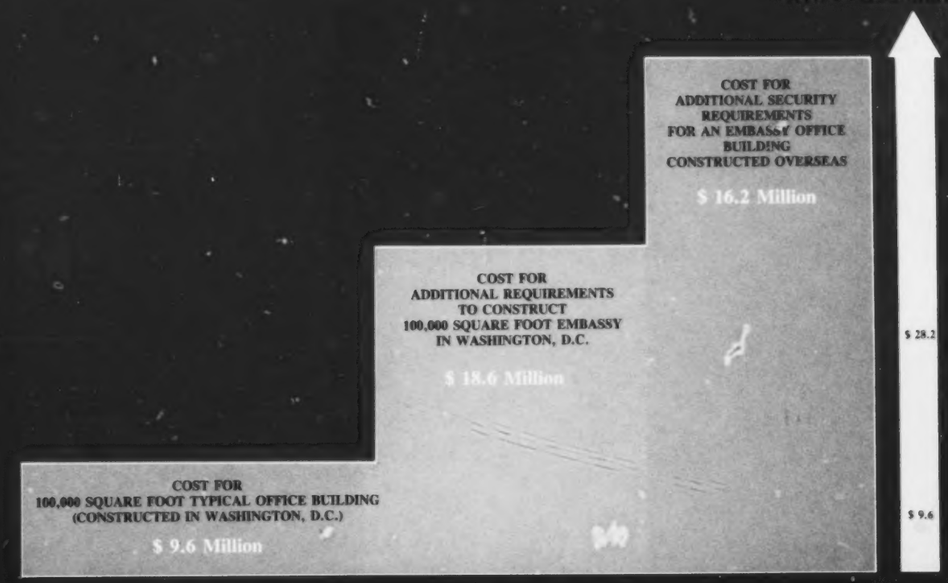
Webster's Ninth New Collegiate Dictionary

In June 1985, the Secretary of State's Advisory Panel on Overseas Security (The Inman Panel) made a number of recommendations to the Secretary concerning the urgent need to upgrade the security of our posts overseas. The Office of Foreign Buildings is charged with the responsibility to implement the recommendations to build secure embassies. This booklet provides background on the organizational structure and methodology required to implement this construction program with participation of the private sector design, engineering and construction industry.

Excerpt from a statement by the Secretary of State before the House Foreign Affairs Committee July 24, 1985 pertaining to the building program as a result of the findings of the Inman Panel.

...The Panel found that nearly one-half of our current inventory of buildings overseas do not meet adequate security standards. The Panel members felt we cannot continue to place our personnel in jeopardy from a wide range of threats over which we have absolutely no control. They cited nine recommendations conerning an innovative building program to renovate or replace those buildings which do not meet minimal security standards. Significant additional resources will be needed to carry out this program...

EFFECT OF SECURITY CONSTRUCTION ON THE COSTS OF BUILDING EMBASSIES OVERSEAS


TOTAL $ 44.4 Million
COST FOR ADDITIONAL SECURITY REQUIREMENTS FOR AN EMBASSY OFFICE BUILDING CONSTRUCTED OVERSEAS
$ 16.2 Million
COST FOR ADDITIONAL REQUIREMENTS TO CONSTRUCT 100,000 SQUARE FOOT EMBASSY IN WASHINGTON, D.C.
$ 18.6 Million
COST FOR 100,000 SQUARE FOOT TYPICAL OFFICE BUILDING (CONSTRUCTED IN WASHINGTON, D.C.)
$ 9.6 Million
$ 28.2
$ 9.6

FBO operates under the statutory authority of the Foreign Service Buildings Act of May 7, 1926, as amended. When a new facility is bought or built, FBO has responsibility for the design and construction of Government-owned buildings at Foreign Service posts, including offices, residences and support facilities.

Under the direction of the Assistant Secretary of State for Administration through delegation of authority from the Secretary of State, the Deputy Assistant Secretary of State for the Office of Foreign Buildings manages, directs and establishes policies for the overseas building program.

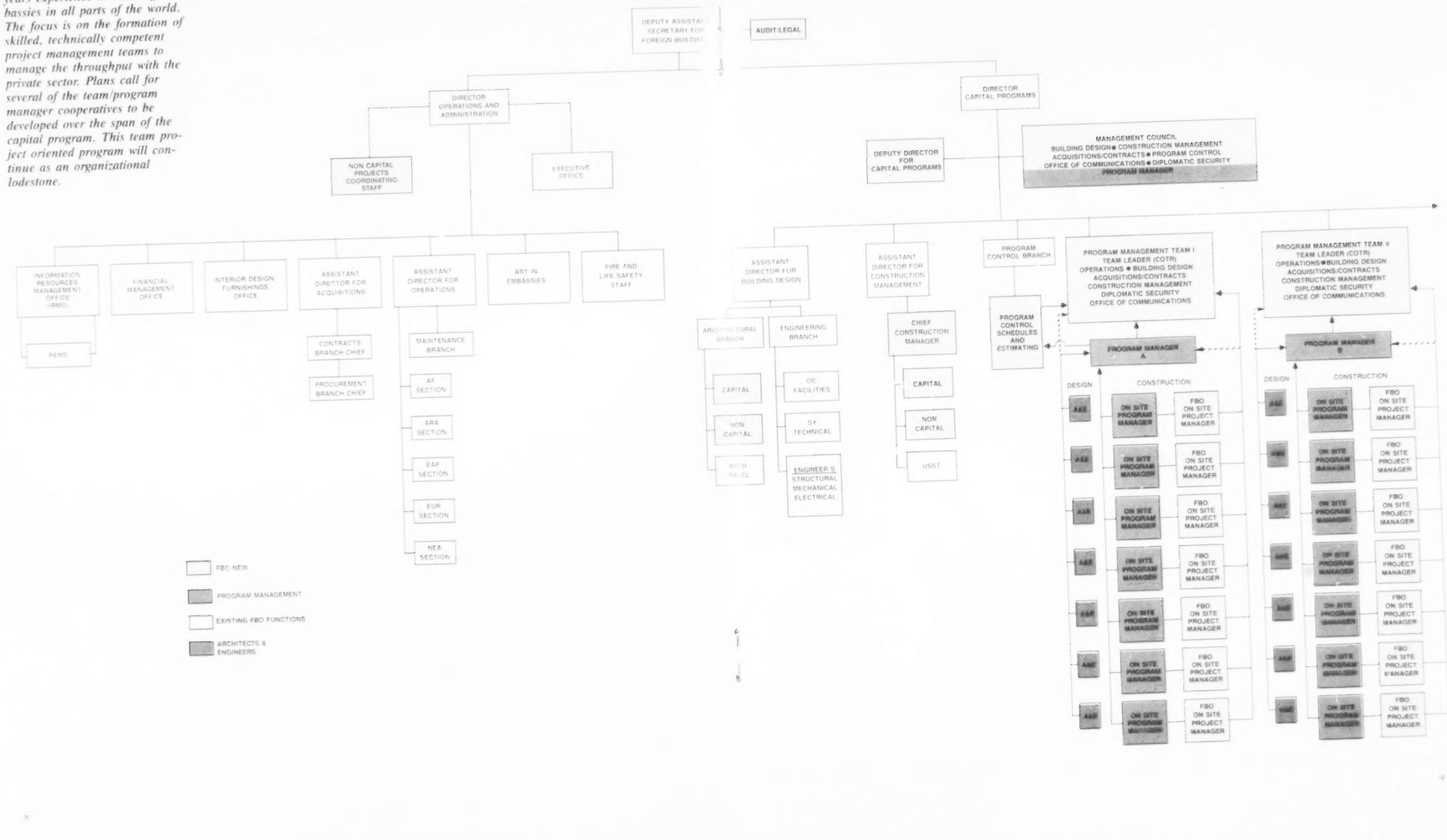
- Initiates and develops long-range programs, determines worldwide priorities, and makes decisions on the design, construction, acquisition and sale of real properties.

- Approves disposition of surplus, under-utilized, or uneconomic properties and determines the maximum utilization of properties at each post.

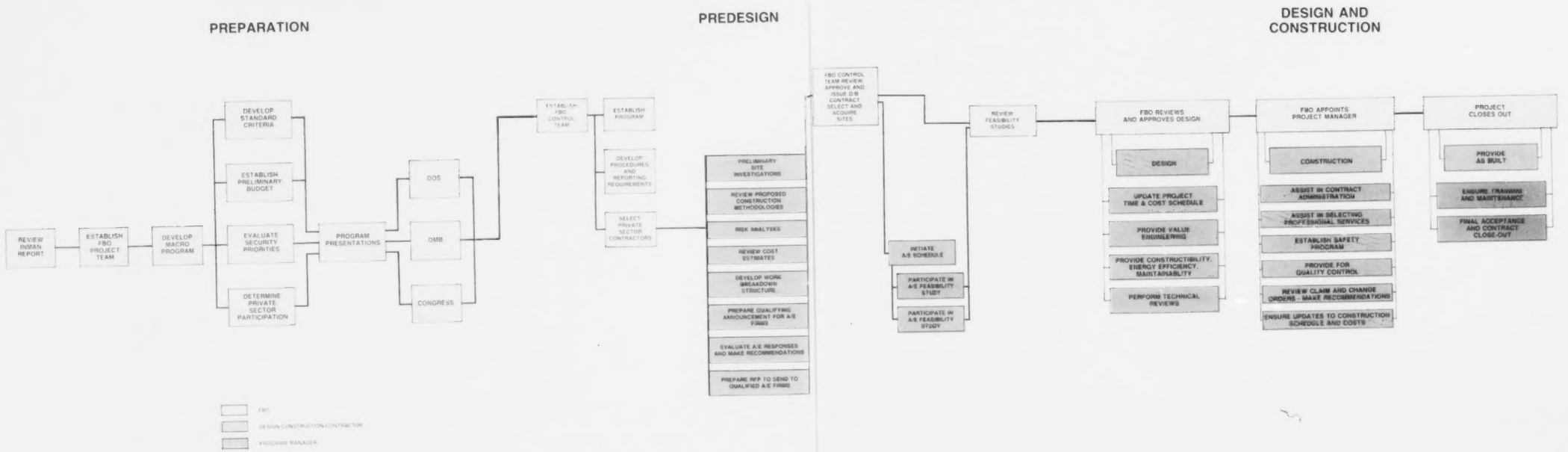
- Establishes standards and policies for all owned or leased properties.

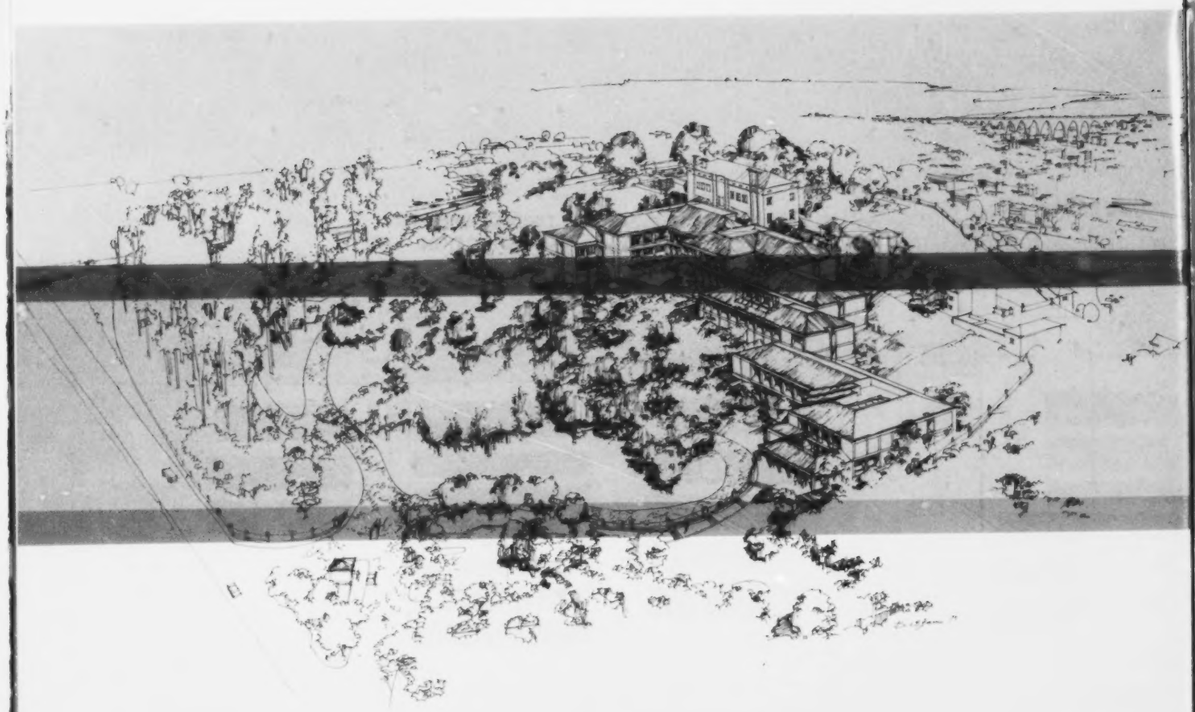
Recognizing the need to restructure the organization, the Office of Foreign Buildings designed a new vitalized management concept that embraced the over fifty years experience in building embassies in all parts of the world. The focus is on the formation of skilled, technically competent project management teams to manage the throughput with the private sector. Plans call for several of the team/program manager cooperatives to be developed over the span of the capital program. This team project oriented program will continue as an organizational lodestone.

NEW ORGANIZATION - OFFICE OF FOREIGN BUILDINGS

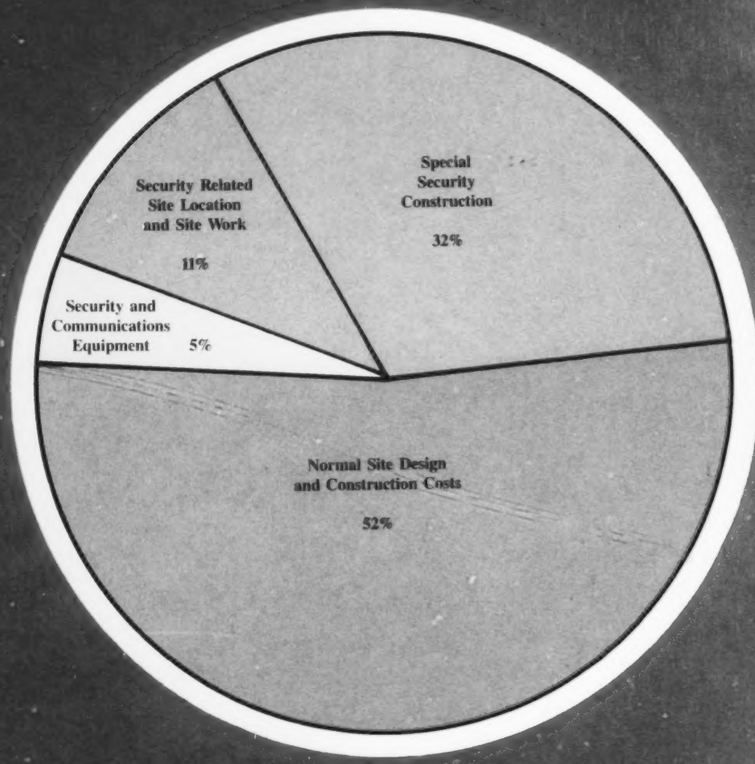


This diagram illustrates the flow of work to be done by the Office of Foreign Buildings, private sector program managers and the architectural/engineering/construction firms. In each case a review and approval process will take place by the FBO to insure that the projects are completed on time, within budget and meet all established security and functional standards.





DISTRIBUTION OF COSTS FOR OVERSEAS SECURITY CONSTRUCTION



Utilization of a dedicated computerized scheduling system allows constant surveillance of each project. As each event takes place from concept to completion, reports are created to identify items requiring attention. Complete integration of the computer system at the site with the architect/engineer/constructor and management provides the necessary controls to effectively manage the program.

PROGRAM MANAGEMENT SYSTEM
NETWORK REMODARD ON VOL333
VERSION : VER 4.14 01560
LAST UPDATE : 09/30/1986
ACT. ACTIVITY DESCRIPTION
NO.
'A1' = ACTUAL DATE
200 PKG W-CHANGERY EQT/NEG/NTP
PROGRAM MANAGEMENT SYSTEM
AND PROJECT PLANNING SYSTEM
US DEPARTMENT OF STATE
** TIME ANALYSIS **
USER RAF
STATUS : PROCESSED
PROJ. START : 09/29/1986
CREATED ON : 11/20/1986
ACT. L.D.D. EARLY EARLY LATE LATE TOTAL
CODE DUR. START FINISH START FINISH FLOAT INDICATOR
DUR AS ACTUAL DATE 'A1' = NOT EARLIER THAN 'A1' = NOT LATER THAN
CHAN 24.0 01NOV86 224.0 25DEC86 259.0 01JUL87 495.0 27JUN88 517.0
CHAN 20.0 16NOV86 239.0 1JDEC86 257.0 21OCT87 147.0 23OCT88 167.0 OUT OF SEQUENCE
CHAN 20.0 26DEC86 261.0 15FEB87 304.0 22DEC87 476.0 1NOV88 504.0
CHAN 21.0 21DEC86 262.0 17MAR87 325.0 1NOV87 497.0 17NOV88 525.0